

# PUBLIC AND ASSISTED HOUSING REFORMS FOR THE 21<sup>ST</sup> CENTURY



## Resident Leader Conferences

June 26–28, 2000  
June 28–30, 2000  
July 17–19, 2000  
July 19–21, 2000

## Public Housing Agency (PHA) Staff Conferences

August 28–September 1, 2000  
September 18–22, 2000





## A Message From the Assistant Secretary

Dear Executive Directors, Public and Assisted Housing Staff, and Resident Leaders:

Over the past year, we have been working very hard to implement the far-reaching provisions of the Public Housing Reform Act of 1998 (PHRA, also known as QHWRRA), which has triggered revisions of regulations for many parts of public and assisted housing. If you staff public housing operations, manage a Housing Choice Voucher program, are a resident leader, work directly with residents, or live in public or assisted housing, PHRA has deeply changed things for you.

PHRA offers public and assisted housing the greatest opportunities for positive change since its inception. The Act embodies a new vision of public and assisted housing with greater local flexibility and revitalized, integrated communities. It requires expanded involvement of housing agencies and residents in making plans and setting rules. It provides mechanisms to strengthen housing affordability and to enhance the quality of life of residents.

Along with the greater flexibility of PHRA comes a wider range of choices for housing agencies and residents. To help you make the most of the new opportunities that PHRA provides, the Department is sponsoring two sets of comprehensive training conferences, scheduled between June and September this year. One set of conferences is for resident leaders; the other set is for Public Housing Agency (PHA) and HUD staff. These conferences will focus specifically on changes to public and assisted housing due to the Public Housing Reform Act.

Four conferences, each 2½ days in length, are designed primarily for resident leaders of public and assisted housing. These intensive sessions will provide resident leaders with training essential to carrying out their responsibilities. Resident leaders who should attend these sessions include PHA resident commissioners, duly elected resident council officers, resident advisory board members, and resident management corporation administrators. The Department is providing scholarships to assist eligible resident leaders with travel expenses to these conferences (see page 5 for further details). If you are a resident leader interested in applying for such assistance, please read the travel scholarship information on page 5 of this booklet. The National Low Income Housing Coalition is administering the scholarship arrangements for this purpose.

Two 4½-day conferences are intended primarily for PHA staff working on public housing and Housing Choice Voucher issues. The first half of each PHA staff training (Monday through Wednesday) will be devoted to public housing issues; the latter half (Wednesday through Friday) will concentrate on the Housing Choice Voucher Program.

We welcome your participation and look forward to providing you with the necessary tools for transforming public housing in the 21st century.

A handwritten signature in black ink, reading "Harold Lucas".

Harold Lucas  
Assistant Secretary

# RESIDENT LEADER CONFERENCES

I. June 26–28, 2000 • II. June 28–30, 2000 • III. July 17–19, 2000 • IV. July 19–21, 2000  
Resident Leader Conference Overview

Monday	Tuesday	Wednesday	Thursday	Friday
<b>Resident Conferences I and III</b>	7:30 a.m.–6 p.m. Registration	7:30 a.m.–6 p.m. Registration	7:30 a.m.–6 p.m. Registration	7:30 a.m.–Noon Registration
7:30 a.m.–6 p.m. Registration	8:30–10 a.m. Workshops	8:30–10 a.m. Workshops	8:30–10 a.m. Workshops	8:30–10 a.m. Workshops
9–10 a.m. Opening Plenary Resident Conference I	10–10:30 a.m. Break	10–10:30 a.m. Break	10–10:30 a.m. Break	10–10:30 a.m. Break
10–10:30 a.m. Break	10:30 a.m.–Noon Workshops	10:30 a.m.–Noon Closing Plenary	10:30 a.m.–Noon Workshops	10:30 a.m.–Noon Workshops
10:30 a.m.–Noon Workshops	Noon–1:30 p.m. Lunch (On your own)	<b>Resident Conferences II and IV</b>	Noon–1:30 p.m. Lunch (On your own)	Noon–1:30 p.m. Lunch (On your own)
Noon–1:30 p.m. Lunch (On your own)	1:30–3 p.m. Workshops	1:30–3 p.m. Opening Plenary	1:30–3 p.m. Workshops	1:30–3 p.m. Workshops
1:30–3 p.m. Workshops	3–3:30 p.m. Break	3–3:30 p.m. Break	3–3:30 p.m. Break	3–3:30 p.m. Break
3–3:30 p.m. Break	3:30–5 p.m. Workshops	3:30–5 p.m. Workshops	3:30–5 p.m. Workshops	3:30–4:30 p.m. Closing Plenary
3:30–5 p.m. Workshops	5:15 p.m. Ask HUD		5:15 p.m. Ask HUD	

**Additional Registration Hours: Sunday, 3:30–8 p.m.; Tuesday, 3:30–8 p.m.**

# RESIDENT LEADER CONFERENCES

I. June 26–28, 2000 • II. June 28–30, 2000 • III. July 17–19, 2000 • IV. July 19–21, 2000

Workshops are separated into tracks based on your duties as a resident leader in the housing agency.

For example, if you are a resident commissioner, you should plan to attend all the sessions under the track “Resident Associations and Boards.” Each track is identified by its own symbol.

## PHA PLANS IN PUBLIC AND ASSISTED HOUSING



**PHA Plan (Two-part workshop)**—During Part One, receive an overview of the PHA Plan and hear how residents can get involved in developing plans. In Part Two, acquire hands-on experience in plan development.

**Modernization Funding**—This workshop presents a general overview of PHA modernization activities funded by the new Capital Fund Program (CFP), which was authorized by PHRA to provide for capital and management improvement needs. CFP addresses needs previously served under the Comprehensive Improvement Assistance Program, the Comprehensive Grant Program, and the Public Housing Development Program.

## RESIDENT ASSOCIATIONS AND BOARDS: ROLES, RIGHTS, AND RESPONSIBILITIES IN PUBLIC AND ASSISTED HOUSING



**Resident Involvement in Public Housing**—This workshop discusses the importance of resident involvement in creating a positive living environment and participating in the overall mission of public housing. Learn HUD policies, procedures, and requirements for participation of residents in public housing operations. Learn about new funding for resident participation being made available to your PHA in FY 2001. Provide comments on revisions for 24 CFR Part 964.

**Resident Members on the PHA Board of Directors**—This workshop explains the PHRA requirement for residents on the PHA board of directors and presents information on notification, selection, training, and conflicts with State and local requirements.

**Resident Advisory Boards and the PHA Plan**—Learn about how resident advisory boards are constituted, their functions, the support the PHA must provide, and how residents may influence PHA plan development as prescribed in PHRA.



## GRANTS/TECHNICAL ASSISTANCE FOR RESIDENT ORGANIZATIONS



**Resident Opportunity and Self Sufficiency (ROSS) Program**—This workshop describes the ROSS program of resident-serving activities, including resident management and business development, capacity building for resident associations, conflict resolution, service coordination, and resident service delivery.

**Get Involved: The Drug Elimination Technical Assistance Program (DETAP) and You**—This session examines DETAP, which provides assistance in developing or providing drug- and crime-elimination programs in public housing.

**Business Development, Apprenticeships, and HOPE VI Community and Supportive Services**—Find out how to access PHA and community programs to gain skills and start your own business. Learn about Section 3 job requirements, and learn how HOPE VI is conducting its Community and Supportive Services program.

## RESIDENT MANAGEMENT CORPORATIONS



**An Overview of the Public Housing Assessment System (PHAS) and the Resident Survey**—PHAS assesses a PHA's essential operations, including physical and financial conditions, management operations, and resident services. Learn how your PHA is graded, the role of residents in the assessment, and how the scores affect residents.

**Issues in Resident and Private Management**—This session addresses RMC requirements and direct funding and describes how you might be affected by the transfer of public housing management to a resident management corporation or a private organization.

## INDIVIDUAL/FAMILY RIGHTS AND RESPONSIBILITIES IN PUBLIC AND ASSISTED HOUSING



**How Income and Rent Policies Affect You**—Learn how key changes in income and rent policies may affect you, including determination of annual and adjusted income, disallowances, and deductions. It also includes information on minimum, flat, and income-based rents and family choice of rent. Attend this workshop prior to “Changes in Admissions and Occupancy Policies.”

**Changes in Admissions and Occupancy Policies**—Find out how PHRA affects your PHA's admissions and occupancy policies, including income targeting, income mixing, and deconcentration. You will also learn about the establishment of site-based waiting lists and the repeal of Federal preferences. Attend this workshop after “How Income and Rent Policies Affect You.”



**Economic Self Sufficiency: Making Effective Partnerships That Work for Residents**—Participants learn from the private sector, Federal agencies, and local supportive services providers what it takes to maximize resources to meet the economic self-sufficiency needs of families living in public housing.

**Developing and Implementing “One Strike” Policies**—Find out how “One Strike” security and crime prevention policies affect public housing and Housing Choice Voucher admissions screening, occupancy, and eviction/termination under PHRA and applicable laws.

**Understanding and Implementing Community Service Requirements**—Under PHRA, public housing residents may be required to participate in community service or self-sufficiency activities. Learn all about the new requirement: benefits, exemptions, and opportunities for resident councils and resident management corporations to administer the program.

**The Role of Residents in Income Verification**—Learn how PHAs determine and verify resident income to set rent and subsidy levels, and find out residents’ roles in verifying income. Includes requirements for income exclusions and deductions.



## HOUSING CHOICE VOUCHERS

**Housing Choice Vouchers: Recent Changes**—Learn how PHRA changes the Housing Choice Voucher program, including the merger of certificates with vouchers and portability. It includes information on Housing Choice Voucher basics and the elderly initiative, which allows eligible families to use their housing choice vouchers to pay for housing expenses at assisted living facilities.

## ELECTIVES



**How To Participate in Homeownership Programs**—Both public housing and the housing choice voucher program may offer families homeownership opportunities. This workshop describes

the requirements of both programs and what families and PHAs must do to participate.

**Troubled Agency Recovery**—Topics will include the ways by which agencies are designated troubled, intervention and recovery processes, technical assistance, and receivership.

**Unit Removal: Conversion, Demo/Dispo, and HOPE VI**—Learn the approaches a PHA can take in order to remove deteriorated public housing units or developments through demolition/disposition, voluntary/required conversion, HOPE VI revitalization, or a combination of the above. Find out about the role and importance of resident consultation in these processes.

**New Regulations Protect You From Lead-Based Paint**—Discover how HUD’s new lead-based paint regulations apply to public housing and Housing Choice Voucher programs. Learn how new regulations address lead hazard reduction, maintenance, and responding to poisoned children.

**Understanding the Fatherhood Initiative in Public Housing**—Learn about occupancy tools and grant opportunities for fathers as a part of HUD’s initiative to strengthen families in public and Housing Choice Voucher communities.

**Operating Subsidies: New Formula Changes**—Learn how representatives from PHAs, resident organizations, industry associations, public interest groups, and HUD crafted a new interim formula from regulatory negotiations and what it means to your PHA. The interim formula will be used to distribute more than \$3 billion in subsidy support.

**Diagnostic Clinic: Multifamily Tenant Characteristic System (MTCS)** (Not a workshop)—Visit the MTCS demonstration area to learn how to use MTCS on the Internet to participate in PHA planning and key decisions. Learn to generate reports showing resident numbers, average incomes, and the amount of people moving from welfare to work.

## Travel Scholarships for Resident Leaders

To ensure that as many resident leaders as possible can attend, HUD, through the National Low Income Housing Coalition (NLIHC), will reimburse 85 percent of the costs of transportation, meals, and lodging for resident **leaders** attending one of these PHRA Resident Leader Training conferences. Eligible costs will be based on Federal travel allowances.

Funds are available on a first-come, first-served basis, with priority given to Resident Commissioners, Resident Advisory Board members, duly elected officers, and RMC directors. **To apply, resident leaders need only check the box on their conference registration form requesting travel reimbursement.** Applicants will be notified by NLIHC if their reimbursement application has been approved within 3 business days after receipt of their application. After the conference, attendees must provide receipts and a written expense report for all expenses to be reimbursed.

Applicants should work with their housing authority or other supportive organization to pay for their travel in advance. NLIHC will reimburse 85 percent of travel costs a few weeks after the conference. Those resident leaders selected for travel scholarships must also have their housing authority or relevant supportive organization pay the 15 percent not reimbursed by HUD through NLIHC. Housing

agencies are encouraged to facilitate resident leader attendance by providing funds to cover their initial travel expenses. Resident leader travel expenses for this training—including those of resident leaders not being reimbursed by NLIHC—are an eligible PHA operating expense, management improvement expense, or Housing Choice Voucher administrative fee expense.

The number of people who can receive travel expenses reimbursement depends on the size of the PHA they represent, based on their number of Housing Choice Voucher/Section 8 and Public Housing units:

- 250 units or less—3 persons
- 251–1,250 units—4 persons
- 1,251–10,000 units—6 persons
- More than 10,000 units—7 persons

**Unless you are prepared to pay for the cost of your travel yourself, do not make any airline reservations, hotel reservations, or other travel arrangements until you have received written notice from NLIHC that you have been approved for a travel scholarship. Be sure to include your day and evening phone numbers, fax number, and e-mail address (if available) on your registration form, so that NLIHC can reach you quickly.**

# PHA STAFF CONFERENCES

August 28–September 1, 2000 • September 18–22, 2000

## PHA Staff Conference Overview

Monday	Tuesday	Wednesday	Thursday	Friday
<b>7:30 a.m.–6 p.m.</b> Registration	<b>7:30 a.m.–6 p.m.</b> Registration	<b>7:30 a.m.–6 p.m.</b> Registration	<b>7:30 a.m.–6 p.m.</b> Registration	<b>7:30–10 a.m.</b> Registration
<b>8:30–10 a.m.</b> Opening Plenary Public Housing Topics	<b>8:30–10 a.m.</b> Workshops Public Housing Topics	<b>8:30–10 a.m.</b> Workshops Public Housing/ Housing Choice Voucher Topics	<b>8:30–10 a.m.</b> Workshops Housing Choice Voucher Topics	<b>8:30–10 a.m.</b> Workshops Housing Choice Voucher Topics
<b>10–10:30 a.m.</b> Break	<b>10–10:30 a.m.</b> Break	<b>10–10:30 a.m.</b> Break	<b>10–10:30 a.m.</b> Break	<b>10–10:30 a.m.</b> Break
<b>10:30 a.m.–Noon</b> Workshops Public Housing Topics	<b>10:30 a.m.–Noon</b> Workshops Public Housing Topics	<b>10:30 a.m.–Noon</b> Workshops Public Housing/ Housing Choice Voucher Topics	<b>10:30 a.m.–Noon</b> Workshops Housing Choice Voucher Topics	<b>10:30 a.m.–Noon</b> Closing Plenary
<b>Noon–1:30 p.m.</b> Lunch (On your own)	<b>Noon–1:30 p.m.</b> Lunch (On your own)	<b>Noon–1:30 p.m.</b> Lunch (On your own)	<b>Noon–1:30 p.m.</b> Lunch (On your own)	
<b>1:30–3 p.m.</b> Workshops Public Housing Topics	<b>1:30–3 p.m.</b> Workshops Public Housing Topics	<b>1:30–3 p.m.</b> Plenary Session Housing Choice Voucher Topics	<b>1:30–3 p.m.</b> Workshops Housing Choice Voucher Topics	
<b>3–3:30 p.m.</b> Break	<b>3–3:30 p.m.</b> Break	<b>3–3:30 p.m.</b> Break	<b>3–3:30 p.m.</b> Break	Participants Depart
<b>3:30–5 p.m.</b> Workshops Public Housing Topics	<b>3:30–5 p.m.</b> Workshops Public Housing Topics	<b>3:30–5 p.m.</b> Workshops Housing Choice Voucher Topics	<b>3:30–5 p.m.</b> Workshops Housing Choice Voucher Topics	
	<b>5:15 p.m.</b> Ask HUD		<b>5:15 p.m.</b> Ask HUD	

**Additional Registration Hours: Sunday, 3:30–8 p.m.; Tuesday, 3:30–8 p.m.**

# PHA STAFF CONFERENCES

August 28–September 1, 2000 • September 18–22, 2000

## MANAGEMENT AND OVERSIGHT

**Developing Your PHA Plans**—Find out how to use your 5-year and annual plans to advise residents, the public, and HUD of your strategies for addressing community needs and needs of currently assisted families. Learn the latest policies and procedures for developing your plans.

**Understanding the SEMAP Rating Process**—This workshop explains HUD's plans to implement SEMAP ratings in fall 2000. It highlights HUD's work to automate SEMAP certifications and ratings, covering the rating process in detail.

**Understanding the Public Housing Assessment System (PHAS) (Two-part workshop)**—This two-part workshop provides an overview of PHAS, its four scoring components, and implementation. Participants should attend both parts.

**Troubled Agency Recovery**—This workshop provides an overview of the Office of Troubled Agency Recovery and the Troubled Agency Recovery Centers in Memphis, Tennessee, and Cleveland, Ohio. Topics will include the ways by which agencies are designated troubled, intervention and recovery processes, technical assistance, and receivership.

**What Every PHA Needs To Know About MTCS and PHRA**—This workshop offers an overview of MTCS and the upcoming release of MTCS 2000. It discusses changes in Form 50058 to implement PHRA and describes MTCS reports available to help PHAs develop their PHA Plans.

## OPERATIONS

**Joint Ventures/Consortia**—This workshop offers guidance for establishing consortia and joint ventures. It covers HUD's requirements on consortia eligibility, organization, required elements of the agreement, planning and reporting, and responsibilities of participating PHAs. For PHAs interested in forming subsidiaries, affiliates, and/or joint ventures, guidance will be provided on eligible organizations, financial impacts, accountability, and procurement standards.

**Operating Subsidies (Two-part workshop)**—Part One, Negotiating the Interim Operating Subsidy Formula, describes how representatives from housing agencies, resident organizations, and HUD crafted a new interim formula for operating fund distribution. In Part Two, Calculating Your Operating Subsidy, find out how the Interim Operating Subsidy Formula impacts your PHA's bottom line and learn how to calculate your PHA's subsidy. Sessions may be taken independently, but attendance at both is recommended.

**New Lead-Based Paint Regulations**—Discover how HUD's new lead-based paint regulations apply to housing programs assisted by the Office of Public and Indian Housing. This workshop prepares administrators of public housing and Housing Choice Voucher properties for new Federal regulations regarding disclosure, visual assessment, lead hazard reduction, ongoing maintenance, poisoned children, and data collection.

**Public Housing Homeownership: Program Changes and Plan Preparation**—This workshop compares the current public

housing homeownership program with the program authorized under PHRA and provides guidance on how to prepare a Homeownership Plan.

## CAPITAL PROGRAMS

**The New Capital Fund Program**—Capital funding is made available to a PHA for its capital and management improvement needs, including modernization and development of public housing. Find out how HUD negotiated the Capital Fund formula and how changes affect your PHA.

**HOPE VI: An Overview**—This workshop describes the evolution and success of HOPE VI since 1993; how the program started, its progress, and its future under PHRA.

**Mixed Finance Development**—Based on lessons from HOPE VI, this session looks at how housing agencies can develop public housing using mixed sources of financing including capital, public housing, and HOPE VI funds.

**Removing Deteriorated Public Housing Units**—This workshop discusses strategies that can be used to remove deteriorating units or developments from your public housing stock, such as demolition/disposition and mandatory and voluntary conversion. It provides guidance on preparation of conversion plans and demolition/disposition applications.

## ADMISSIONS, OCCUPANCY, AND RENT

**Income and Rent Policy Changes (Two-part workshop)**—This session discusses key changes in income and rent policies, including determination of annual and adjusted income exclusions and deductions. It also covers minimum rent, income-based rents, flat rents, and family choice of rental payment. Attend this two-part workshop before "Changes in Admissions and Occupancy."

**Changes in Admissions and Occupancy (Two-part workshop)**—This workshop presents concepts and application of changes to admissions and occupancy policies, including income targeting, deconcentration, and income mixing. It also includes use of preferences as a result of the repeal of Federal preferences and establishment of site-based waiting lists. Attendance at "Income and Rent Policy Changes" is a prerequisite for this workshop.

**Setting Rents and Maintaining Income Integrity**—Learn how to determine income, rent, and subsidy accurately using third-party income verification and tenant counseling. The workshop will also review how to apply income exclusions and deductions.

**Developing and Implementing "One Strike" Policies**—Find out how "One Strike" security and crime prevention policies affect public housing and Housing Choice Voucher admissions screening, occupancy, and eviction/termination under PHRA and other applicable laws.

**Elderly Initiative Offers Assisted Living Choice**—This workshop covers how PHAs can help frail elderly use housing choice vouchers to pay for housing expenses at an assisted living facility.

**Implementing Community Service**—Under PHRA, public housing residents may be required to participate in community service or self-sufficiency activities. This session explains the new requirements, their benefits, and their exemptions as well as how to develop and administer a community service program in your PHA.

**Strengthening Families With the Fathers Initiative**—Learn about occupancy tools and grant opportunities for fathers as part of HUD's initiative on public housing and Housing Choice Voucher communities.

**What Every PHA Needs To Know About MTCS and PHRA**—This workshop offers an overview of MTCS and the upcoming release of MTCS 2000. It discusses changes in Form 50058 to implement PHRA and describes MTCS reports available to help PHAs develop their PHA Plans.

## RESIDENT ROLES AND RESPONSIBILITIES



**Adding Residents to the PHA Board**—PHRA requires resident representation on a PHA's board of directors. This workshop presents the statute and covers how to notify residents, whether to choose the resident member by election or appointment, and training for the resident board member.

**Resident Involvement in Public Housing**—This workshop discusses the importance of resident involvement in creating a positive living environment and participating in the overall mission of public housing. Learn HUD policies, procedures, and requirements for participation of residents in public housing operations. Learn about new funding for resident participation being made available to your PHA in FY 2001. Provide comments on revisions for 24 CFR Part 964.

**ROSS for Resident Opportunities**—Find out how to access funding for a broad range of resident-led and resident-serving activities, including resident management and business development, capacity building for resident associations, conflict resolution, service coordination, and service delivery models for family self-sufficiency and for the elderly and people with disabilities.

**Promoting Family Self Sufficiency**—Learn about PHRA's impact on the Family Self-Sufficiency Program (FSS) and how PHAs have developed effective FSS programs and have worked with community partners.

**Helping Families Move From Welfare to Work**—Find out how PHRA affects residents on welfare and how housing authorities use vouchers and community partnerships to assist residents in moving from welfare to work.

## HOUSING CHOICE VOUCHERS AND MODERATE REHABILITATION



**The Housing Choice Voucher Merger Rule Changes (Two-part workshop)**—Part One, Pre-HAP, covers how the merger rule affects Housing Choice Voucher eligibility, targeting, preferences, voucher terms, portability, HQS, and other areas. Part Two, Post-HAP, includes more about the merger rule and its impact on PHA processes (such as calculating subsidy, reexaminations, and terminations) after entering into a HAP agreement.

**Voucher Funding: Renewing Tenant-Based Assistance**—This workshop covers HUD's method for allocating housing assistance to renew expiring annual contributions contracts for tenant-based assistance. Learn how the negotiated rulemaking process was used to decide the new allocation baseline.

**Homeownership Voucher Program**—This session describes key program areas where PHAs set administrative policy pertaining

to the Homeownership Voucher Program. It identifies additional eligibility requirements for families' participation in the purchase program.

**How Project-Based Conversions Affect Assistance**—Learn how housing conversion actions such as preservation prepayments, voluntary termination actions, project-based opt-out, HUD enforcement actions, and HUD property dispositions can affect residents' assistance. It also covers conversion of preservation vouchers to enhanced vouchers.

**Renewal of Expiring Moderate Rehabilitation Contracts**—In this session, find out how to determine property owner eligibility for Moderate Rehabilitation contract renewals. Calculate and understand the basis for renewal rents as they pertain to Section 8 multifamily housing.

**Rent Reasonableness**—This workshop focuses on determining and documenting that initial rents to owners are comparable to private unassisted market rents, redetermining rents before rent increases, and owner certifications.

## SECURITY AND DRUG ELIMINATION



**Administering and Implementing PHDEP**—This session examines some important functions of administering and implementing the PHDEP program, including the role the executive director and administrative staff play in grant administration, incorporating the PHDEP plan into the agency's overall strategic planning process, and contracting and procurement issues.

**Developing Partnerships and Leveraging Resources at the Local Level**—This workshop covers ways to develop partnerships and leverage resources from government agencies and local private organizations to increase the impact of your PHDEP program.

**Impact of Regulatory and Legislative Changes on PHDEP**—This session examines recent improvements to the administration of the PHDEP program, including the transition from a competitive to a formula-based funding process and the new PHDEP plan requirements.

**Making the Drug Elimination Technical Assistance (TA) Program Work for You**—This workshop studies the Drug Elimination TA program, which provides assistance in developing and improving drug- and crime-elimination programs in public housing.

**Reporting, Recording, and Accountability Mechanisms**—This session covers the programmatic and technological mechanisms by which PHDEP grantees and HUD report and record progress and ensure accountability.

## ENERGY WORKSHOPS



**Managing Energy Costs: Utility Allowances and Metering**—Find out how to use utility allowances and metering to manage your PHA's energy costs. Learn how to estimate and monitor energy consumption and baseline your utility use.

**Negotiating Lower Rates With Utility Analysis**—Discover how to use your agency's utility bill to obtain a lower rate and find out how to choose a supplier in the light of utility deregulation. (This workshop applies to the Housing Choice Voucher Program.)

**Training Residents To Conserve Energy**—Learn options for training residents on energy conservation and how several housing agencies have trained residents to perform energy maintenance or upgrades. It includes case studies of ongoing resident conservation programs. (This workshop applies to public housing.)





# HOTEL/SHUTTLE INFORMATION

## RESIDENT LEADER CONFERENCES

### Dallas, TX

- I. June 26–28, 2000
- II. June 28–30, 2000

#### Lodging Information

Adam's Mark Dallas  
400 North Olive Street  
Reservations: 800-444-ADAM (2326) or  
214-922-8000

Group Rate: \$89/single; \$119/double (plus 15% tax)

**Cutoff Date:** Friday, June 16, 2000

#### Shuttle Service to the Adam's Mark

From Dallas/Ft. Worth Airport (DFW):  
Shuttle service is available from SuperShuttle, located in the baggage claim area.

### Kansas City, MO

- III. July 17–19, 2000
- IV. July 19–21, 2000

#### Lodging Information

Hyatt Regency Crown Center  
2345 McGee Street  
Reservations: 800-223-1234

Westin Crown Center  
One Pershing Road  
Reservations: 800-228-3000 or 816-474-4400  
Group Rate: \$85/single; \$110/double (plus 13.6% tax)  
**Cutoff Date:** Friday, June 30, 2000

#### Shuttle Service to the Hyatt and Westin

From Kansas City International Airport (KCI):  
Shuttle service is available from KCI Shuttle Service, located in the baggage claim area.

## PHA STAFF CONFERENCES

### Atlanta, GA

August 28–30, 2000: Public Housing Emphasis  
August 30–September 1, 2000: Housing Choice Voucher Emphasis

#### Lodging Information

Marriott Marquis  
265 Peachtree Center Avenue  
Reservations: 800-228-9290 or 770-858-1813  
Group Rate: \$93/single; \$113/double (plus 14% tax)  
**Cutoff Date:** Friday, August 11

#### Shuttle Service to the Marriott

From Atlanta Hartsfield International Airport (ATL):  
Shuttle service is available from Atlanta Airport Shuttle, located in the baggage claim area.

### Kansas City, MO

September 18–20, 2000: Public Housing Emphasis  
September 20–22, 2000: Housing Choice Voucher Emphasis

#### Lodging Information

Hyatt Regency Crown Center  
2345 McGee Street  
Reservations: 800-223-1234  
Westin Crown Center  
One Pershing Road  
Reservations: 800-228-3000 or 816-474-4400  
Group Rate: \$85/single; \$110/double (plus 13.6% tax)  
**Cutoff Date:** Friday, September 1

#### Shuttle Service to the Hyatt and Westin

From Kansas City International Airport (KCI):  
Shuttle service is available from KCI Shuttle Service, located in the baggage claim area.

**Note: The Hyatt and Westin hotels in Kansas City are connected, and workshops will take place in both.**

#### Important Information

Participants must reference HUD's Public Housing Reform Act training to receive the group rate at the hotel and a discount with the shuttle service providers.

**Hotel reservations MUST be made before the cutoff date to ensure the special rate.**

Reservations for handicap-accessible lodging must be made by the attendee directly with the hotel—please note that the hotels have a limited number of fully accessible rooms.

#### Airfare Discounts

Delta Airlines offers a 5% discount off of the published round-trip fares; by purchasing your ticket 60 days or more prior to your departure date, you can receive an additional 5% discount. Take advantage of the special rates by one of the following methods:

- Calling Delta Meeting Network Reservations at 800-241-6760, weekdays 7:30 a.m.–11 p.m., or weekends 8:30 a.m.–11 p.m. Eastern Time.
- Having your travel agent call Delta Airlines.
- Contacting Research Travel at 800-446-4200.

*Please refer to File #162499A to receive Delta's special rates.*

# REGISTRATION FORM

## RESIDENT LEADER CONFERENCES



**A separate registration MUST be submitted for each participant.**

Name: \_\_\_\_\_

Housing Authority/Organization Represented: \_\_\_\_\_

Check one:

- ☐ PHA Commissioner
- ☐ Duly Elected Resident Officer
- ☐ Advisory Board Member
- ☐ Resident Management Corporation
- ☐ Other (please explain) \_\_\_\_\_

Title: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Check one: ☐ Public Housing Resident ☐ Housing Choice Voucher Resident

Phone: Day (\_\_\_\_\_) \_\_\_\_\_ Night (\_\_\_\_\_) \_\_\_\_\_

Fax: (\_\_\_\_\_) \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

☐ **Yes, I am applying for travel cost reimbursement (see page 5).**

**Housing agency or supportive organization that will contribute a 15% reimbursement for travel expense:**

Agency Name \_\_\_\_\_ Contact Name \_\_\_\_\_ Title \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

**Please check the days and locations you will attend.**

**DALLAS, TX**

**KANSAS CITY, MO**

- I. ☐ Monday, June 26–Wednesday, June 28
- III. ☐ Monday, July 17–Wednesday, July 19
- II. ☐ Wednesday, June 28–Friday, June 30
- IV. ☐ Wednesday, July 19–Friday, July 21

**I plan to attend the workshops checked below. (Check no more than 8 workshops.)**

### PHA Plans in Public and Assisted Housing

- ☐ PHA Plan (Two-part workshop)
- ☐ Modernization Funding

### Resident Associations and Boards—Roles, Rights, and Responsibilities in Public and Assisted Housing

- ☐ Resident Involvement in Public Housing
- ☐ Resident Members on the PHA Board of Directors
- ☐ Resident Advisory Boards and the PHA Plan

### Grants/Technical Assistance for Resident Organizations

- ☐ Resident Opportunity and Self Sufficiency (ROSS) Program
- ☐ Get Involved: The Drug Elimination Technical Assistance Program (DETAP) and You

- ☐ Business Development, Apprenticeships, and HOPE VI Community and Supportive Services

### Resident Management Corporations

- ☐ An Overview of the Public Housing Assessment System (PHAS) and the Resident Survey
- ☐ Issues in Resident and Private Management

### Individual/Family Rights and Responsibilities in Public and Assisted Housing

- ☐ How Income and Rent Policies Affect You
- ☐ Changes in Admissions and Occupancy Policies
- ☐ Economic Self Sufficiency: Making Effective Partnerships That Work for Residents

- ☐ Developing and Implementing "One Strike" Policies
- ☐ Understanding and Implementing Community Service Requirements
- ☐ The Role of Residents in Income Verification

### Housing Choice Vouchers

- ☐ Housing Choice Vouchers: Recent Changes

### Electives

- ☐ How To Participate in Homeownership Programs
- ☐ Troubled Agency Recovery
- ☐ Unit Removal: Conversion, Demo/Dispo, and HOPE VI
- ☐ New Regulations Protect You From Lead-Based Paint
- ☐ Understanding the Fatherhood Initiative in Public Housing
- ☐ Operating Subsidies: New Formula Changes

### Registration Options

**Internet:** <http://www.hud.gov/pih>

**Fax:** 301-519-6655 or 301-519-5161

**Mail:** PHRA Registrar, c/o Aspen Systems  
2277 Research Boulevard, MS-6E  
Rockville, MD 20850

**Questions?** Please call: 800-876-2427

**Check if applicable:**

- ☐ **YES, I require accommodations for a disability.**

Please call toll-free: 800-876-2427 or the TDD/TTY at 800-483-2209 to request reasonable accommodations for a disability, including sign language interpreters. Explain need:

Workshops are separated into tracks based on your duties as a resident leader in the housing agency. For example, if you are a resident commissioner, you should plan to attend all the sessions under the track entitled "Resident Associations and Boards."

# REGISTRATION FORM

## PHA STAFF CONFERENCES



**A separate registration MUST be submitted for each participant.**

Name: \_\_\_\_\_

Organization: \_\_\_\_\_

Title: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone: (\_\_\_\_\_) \_\_\_\_\_

Fax: (\_\_\_\_\_) \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**Please check the days and locations you will attend.  
You may attend both sessions of each conference.**

### ATLANTA, GA

- ☐ August 28–August 30: Public Housing Emphasis
- ☐ August 30–September 1: Housing Choice Voucher Emphasis

### KANSAS CITY, MO

- ☐ September 18–September 20: Public Housing Emphasis
- ☐ September 20–September 22: Housing Choice Voucher Emphasis

**Please check the workshops that you expect to attend (check no more than 15):**

#### Management and Oversight

- ☐ Developing Your PHA Plans
- ☐ Understanding the SEMAP Rating Process
- ☐ Understanding the Public Housing Assessment System (PHAS) (Two-part workshop)
- ☐ Troubled Agency Recovery
- (For MTCS, check block under Admissions, Occupancy, and Rent.)

#### Operations

- ☐ Joint Ventures/Consortia
- ☐ Operating Subsidies (Two-part workshop)
- ☐ New Lead-Based Paint Regulations
- ☐ Public Housing Homeownership: Program Changes and Plan Preparation

#### Capital Programs

- ☐ The New Capital Fund Program
- ☐ HOPE VI: An Overview
- ☐ Mixed Finance Development
- ☐ Removing Deteriorated Public Housing Units

#### Admissions, Occupancy, and Rent

- ☐ Income and Rent Policy Changes (Two-part workshop)

- ☐ Changes in Admissions and Occupancy (Two-part workshop)
- ☐ Setting Rents and Maintaining Income Integrity
- ☐ Developing and Implementing "One Strike" Policies
- ☐ Elderly Initiative Offers Assisted Living Choice
- ☐ Implementing Community Service
- ☐ Strengthening Families With the Fathers Initiative
- ☐ What Every PHA Needs To Know About MTCS and PHRA

#### Resident Roles and Responsibilities

- ☐ Adding Residents to the PHA Board
- ☐ Resident Involvement in Public Housing
- ☐ ROSS for Resident Opportunities
- ☐ Promoting Family Self Sufficiency
- ☐ Helping Families Move From Welfare to Work

#### Housing Choice Vouchers and Moderate Rehabilitation

- ☐ The Housing Choice Voucher Merger Rule Changes (Two-part workshop)
- ☐ Voucher Funding: Renewing Tenant-Based Assistance
- ☐ Homeownership Voucher Program

- ☐ How Project-Based Conversions Affect Assistance
- ☐ Renewal of Expiring Moderate Rehabilitation Contracts
- ☐ Rent Reasonableness

#### Security and Drug Elimination

- ☐ Administering and Implementing PHDEP
- ☐ Developing Partnerships and Leveraging Resources at the Local Level
- ☐ Impact of Regulatory and Legislative Changes on PHDEP
- ☐ Making the Drug Elimination Technical Assistance (TA) Program Work for You
- ☐ Reporting, Recording, and Accountability Mechanisms

#### Energy Workshops

- ☐ Managing Energy Costs: Utility Allowances and Metering
- ☐ Negotiating Lower Rates With Utility Analysis
- ☐ Training Residents To Conserve Energy

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# TRANSFORMING PUBLIC HOUSING— HERE ARE THE TOOLS TO DO THE JOB!

## How Will PHRA Change Your PHA?

### RESIDENT LEADER TRAINING

Four conferences, 2½ days each, in Dallas and Kansas City

Learn how the new rules affect residents:

- New opportunities for housing choice.
- New provisions for resident input into PHA plans.
- New community service requirements.
- New opportunities for resident organizations.

### PHA STAFF TRAINING

Two conferences, 4½ days each, in Atlanta and Kansas City

Learn how new provisions affect your PHA:

- New rules for PHA operations and capital funding.
- New policies on admissions and occupancy.
- New approaches to housing choice vouchers.
- New rules for residents.
- New money-saving strategies for utilities.

#### U.S. Department of Housing and Urban Development

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